023.0	0003	0015.0	1 of 2	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,100 / 886,200
					USE VALUE:	841,100 / 886,200
					ASSESSED:	841,100 / 886,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAURO WALTER J JR &DANIEL ETAL
Owner 2:	TRS/ WDGB ARLINGTON RLTY TRUST
Owner 3:	
Street 1:	7 NEVADA RD
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	TAURO DANIEL P -
Owner 2:	-
Street 1:	74 KIELY RD
Twn/City:	DEDHAM
St/Prov:	MA Cntry:
Postal:	02026

NARRATIVE DESCRIPTION

This parcel contains 5,495 Sq. Ft. of land mainly classified as Multi-House with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 2244 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	5495.000	412,800	7,200	421,100	841,100
Total Card	0.126	412,800	7,200	421,100	841,100
Total Parcel	0.126	457,900	7,200	421,100	886,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.82 | /Parcel: 345.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	15156
GIS Ref	
GIS Ref	
Insp Date	08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	109	FV	457,900	7200	5,495.	421,100	886,200	886,200	Year End Roll	12/18/2019
2019	109	FV	372,000	7200	5,495.	447,400	826,600	826,600	Year End Roll	1/3/2019
2018	109	FV	372,000	7200	5,495.	326,300	705,500	705,500	Year End Roll	12/20/2017
2017	109	FV	351,300	7200	5,495.	284,200	642,700	642,700	Year End Roll	1/3/2017
2016	109	FV	351,300	7200	5,495.	242,100	600,600	600,600	Year End	1/4/2016
2015	109	FV	300,100	7200	5,495.	236,900	544,200	544,200	Year End Roll	12/11/2014
2014	104	FV	262,000	1300	5,495.	194,800	458,100	458,100	Year End Roll	12/16/2013
2013	104	FV	272,400	1300	5,495.	185,300	459,000	459,000		12/13/2012

!1901!

PRINT

Date	Time
12/10/20	17:26:57

LAST REV

Date	Time
08/31/18	08:18:47
apro	
1901	

USER DEFINED

Prior Id # 1:	15156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAURO DANIEL P,	67798-389		8/12/2016	Convenience	10	No	No		
TAURO DANIEL P/	60680-520		12/10/2012	Convenience	10	No	No		
TAURO DANIEL P	51707-65		9/22/2008	Family	10	No	No		
TAURO WALTER J	35123-239		3/26/2002	Family	1	No	No		
TAURO WALTER J	31280-506		4/4/2000	Family	99	No	No	4	
TAURO WALTER J	30626-120		9/2/1999		325,000	No	No		
LAING RONALD A	13917-128		7/22/1999		325,000	No	No		
	13917-128		3/1/1980		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2002	584	Porch	1,000	C				REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	CC	Chris C
4/9/2014			
1/20/2000	Measured	197	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		5495		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,092						421,100	

Total AC/HA: 0.12615 | Total SF/SM: 5495 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: 421,092 | Spl Credit | Total: 421,100

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11791444
Const Adj.:	0.99980003
Adj $ / SQ:	178.831
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598315
Depreciation:	185478
Depreciated Total:	412838

COMMENTS

643-7493 16 x 20 shed converted into apartment 2014!.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

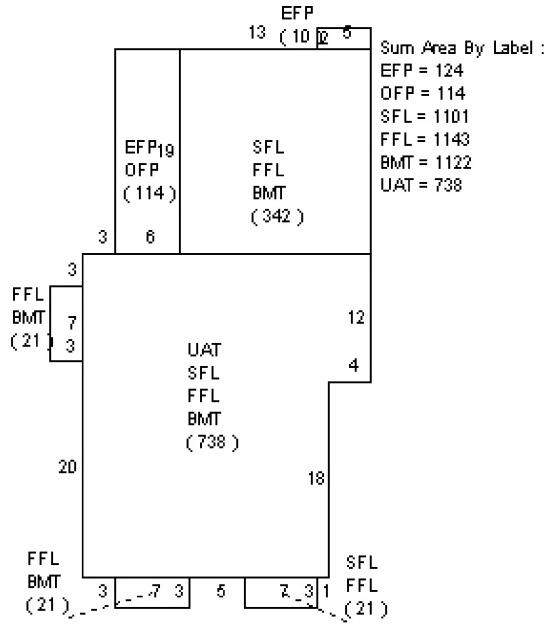
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.83
Special Features:	0	Val/Su Net:	108.95
Final Total:	412800	Val/Su SzAd	183.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,143	178.830	204,403
BMT	Basement	1,122	53.650	60,194
SFL	Second Floor	1,101	178.830	196,892
UAT	Upper Attic	185	71.530	13,198
EFP	Enclos Porch	124	49.170	6,097
OFP	Open Porch	114	30.970	3,530

Net Sketched Area:	3,789			Total:	484,314
Size Ad	2244	Gross Are	4342	FinArea	2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
17	Cabin	D	Y	1	16X20	VG	VG	2014	22.81	T	2	109			7,200			7,200

Sample output to test PDF Combine only

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200

IMAGE

AssessPro Patriot Properties, Inc

023.0	0003	0015.0	2 of 2	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	45,100	/	886,200
USE VALUE:	45,100	/	886,200
ASSESSED:	45,100	/	886,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAURO WALTER J JR &DANIEL ETAL	
Owner 2:	TRS/ WDGB ARLINGTON RLTY TRUST	
Owner 3:		
Street 1:	7 NEVADA RD	
Street 2:		
Twn/City:	BURLINGTON	
St/Prov:	MA	Cntry:
Postal:	01803	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,495 Sq. Ft. of land mainly classified as Multi-House with a Camp - YrRnd Building built about 1997, having primarily Wood Shingle Exterior and 320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	45,100			45,100
Total Card	0.000	45,100			45,100
Total Parcel	0.126	457,900	7,200	421,100	886,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 140.94 | /Parcel: 345.6

Legal Description

User Acct

15156

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID: 023.0-0003-0015.0

!1901!

PRINT

Date	Time
12/10/20	17:27:01

LAST REV

Date	Time
08/31/18	08:19:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0		Sq. Ft.	Site		0	0.	0.00	1																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	4 - Camp - YrRnd		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.4	%

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.35000002
Const Adj.:	1.04999995
Adj $ / SQ:	51.030
Other Features:	55000
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	52071
Depreciation:	6977
Depreciated Total:	45093

COMMENTS

643-7493.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

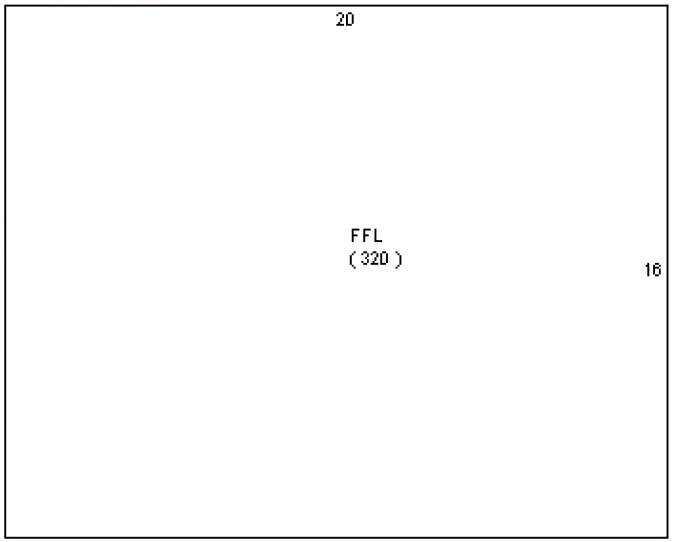
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	37.25
Special Features:	0	Val/Su Net:	140.94
Final Total:	45100	Val/Su SzAd	140.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	320	51.030	16,330

Net Sketched Area:	320		Total:	16,330	
Size Ad	320	Gross Are	320	FinArea	320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

023.0-0003-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	